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2 July 1982

JUL 3 0 1982

SAN FRANCISCO PUSLIC LIBRARY

Dear Interested Neighborhood Groups and Individuals:

As you may know, the Department staff is working on new permanent zoning controls for neighborhood commercial districts. This legislation is based on the Proposed Zoning Framework published by the Department in March 1982, and on Special Use District controls currently in effect in ten districts: Union, Upper Fillmore, Sacramento, Haight, Castro-18th, Upper Market West, Upper Market East, 24th Street-Noe Valley, 24th Street-Mission, and Valencia Streets.

We would like to have your input as to how the current controls are working as well as your suggestions on how they should be altered. For your convenience, we have included the following enclosures for use in your evaluation:

- !) A summary of the Neighborhood Commercial Rezoning Study (dated March 1982) which highlights the essential components of our citywide study. Two informative tables are also enclosed. Table 1 is a summary of all the control alternatives we are considering for each zoning category. Table 2 shows how these control alternatives might be applied to two hypothetical streets.
- 2) A worksheet titled "Existing Controls and Recommendations" for the street or streets in your area. This sheet itemizes the controls which are now in effect in these districts by zoning category. Alongside these existing controls are spaces in which your group's recommendations can be noted. You may find it helpful to look at Table 2 in the summary (described above) when listing your ideas and suggestions.
- 3) A map of the parcels currently under the special use district controls in your area.

We would like to have your suggestions by Friday, 30 July 1982 if at all possible. We would be more than happy to answer any questions you might have concerning this study. We are also available for presentations to either your entire membership or executive committees/planning groups. Please feel free to contact either Scott Dowdee, Patrice Fambrini, or Lori Yamauchi of our staff at 558-2101.

Your cooperation, participation, and help in these matters are appreciated. Thank you.

Yours truly.

Robin Jones

Chief of Conservation and Development Programs

Department of City Planning



March 1968CUMENTS DEPT.

SUMMARY NEIGHBORHOOD COMMERCIAL REZONING STUDY JUL 3 0 1982

SAN FRANCISCO PUSLIC LIBRARY

The Neighborhood Commercial Rezoning Study report (March 1982), describes the proposal to update the current zoning standards for San Francisco's neighborhood commercial districts.

Zoning provisions currently in effect for San Francisco's neighborhood commercial districts were adopted by the Board of Supervisors in 1960 based on studies made by the Department of City Planning during the 1950s.

Land use patterns and the amount of land needed for various activities have changed during the last 20 years. These changes in land use necessitate a reexamination of existing zoning provisions. The urgency to comprehensively revise the Code is underscored by several proposed zoning reclassifications, the special use districts and various moratoria now in existence, as well as the number of individual projects requiring City Planning Commission review.

The proposal would replace the existing C-1, C-2, RC, CM and Special Use Districts with a new citywide zoning framework which would have the flexibility to address the needs of each neighborhood commercial district through the application of controls tailored to these districts.

This report illustrates different controls that would be available to each commercial district. Listed for each zoning category (such as parking, rear yard standards, upper story commercial uses, location of banks and savings and loans) are several control alternatives. At a later date, after public review of this report, controls best suited to individual districts would be selected from these lists of control alternatives and recommended to the City Planning Commission.

This report recommends that a streamlined conditional use review process be instituted to facilitate permit processing in the neighborhood commercial districts. The Zoning Administrator will review and recommend to the City Planning Commission for consent calendar, approval or disapproval of a conditional use application, or refer the application to the City Planning Commission for full public review. This procedure would replace the full conditional use process which requires a mandatory Commission appearance and usually takes a substantially longer time to complete.

For example, alternatives for the rear yard requirement of "25% of lot area or at least 15 feet" would be: 1) rear yard required at all levels; 2) rear yard required at grade level unless used for enclosed residential parking; required at second story and above; 3) rear yard required at second story or at lowest floor occupied as a dwelling unit and above; and 4) rear yard required at lowest floor oc- cupied as a dwelling unit and above. The alternative which would be applied to a specific street would depend on the characteristics of that street and its surroundings.



The alternatives for financial offices would be: 1) not permitted; 2) conditional; and 3) permitted.

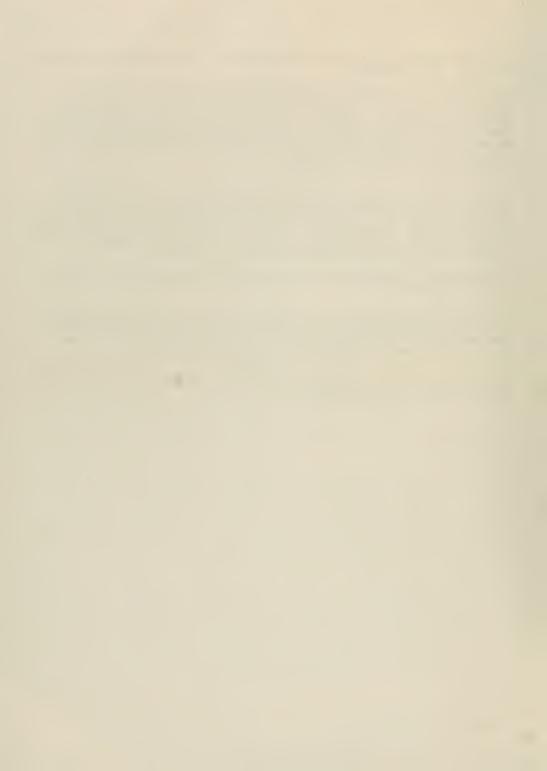
For example, on "A" Street, a hypothetical street with mixed residential-commercial development, partial lot coverage (75%), and rear yards abutting residential properties, rear yard alternative 2 ("provided at grade level unless used for enclosed residential parking; required at second story and above") would be appropriate. At the same time, "A" Street might have a large concentration of financial offices and require financial office alternative 2 ("conditional (abbreviated procedure").

A second street, "B" Street, could have quite different development patterns, having full lot coverage without nearby residential uses. For this street, rear yard alternative 5 ("required at lowest floor occupied as a dwelling unit and above") would be appropriate. However, "B" Street might also show a large concentration of financial offices and require the same abbreviated conditional review process for financial offices as "A" Street.

The attached is a complete listing of the zoning categories and the range of control alternatives.

The complete Neighborhood Commercial Rezoning Report is available for public review at the Department of City Planning Zoning Counter, 100 Larkin Street; the new Plans and Programs Division office at 450 McAllister, Fourth Floor; and at all city branch libraries during regular business hours.

For further information, please call 558-2101 and ask to speak with the Neighborhood Commercial Rezoning Study staff.

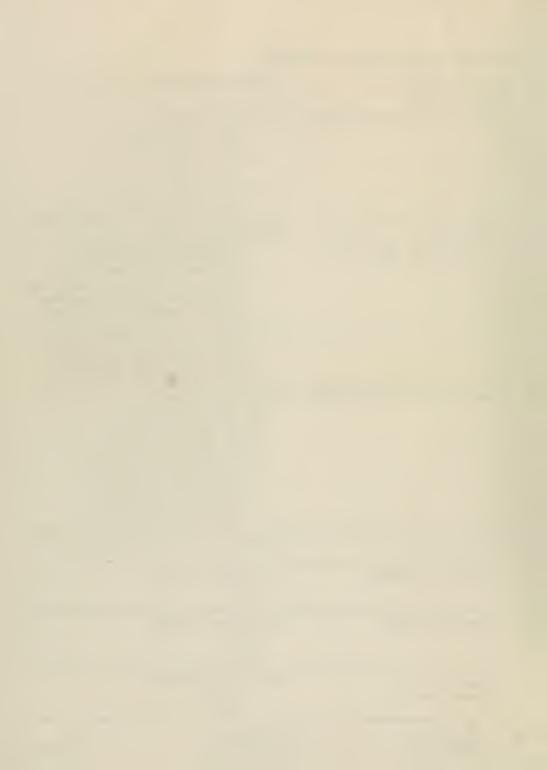


SUMMARY OF PROPOSED CONTROL ALTERNATIVES

Zoning Categories	Control Alternatives
BUILDING ENVELOPE	
Scuare Footage per Establishment	One of the following: 1) Up to 2,500 sq.ft. P Above 2,500 sq.ft. C
	2) Up to 5,000 sq.ft. P Above 5,000 sq.ft. C
	3) Up to 10,000 sq.ft. P Above 10,000 sq.ft. C
Rear Yards (25% of lot depth, but not less than 15 ft.)	One of the following: 1) Required at grade level with no exceptions; no obstruction permitted in yard; open to sky.
	 Required at grade level unless used for enclosed residential parking; required second story and above.
	 Required at second story or at low- est residential level and above.
	 Required at lowest floor occupied as a dwelling unit and above.
Residential Off-Street Parking	One of the following: 1) One space per unit. 2) One space per 2 units. 3) One space per 3 units. 4) One space per 4 units. 5) No parking up to 2 units, and one space required for every 2 units thereafter. 6) No parking up to 4 units. and one space required for every 2 units thereafter.
Street Trees	Required for all new construction.
Drive-Up Facilities	One of the following: 1) NP 2) C
Outdoor Activitiy	One of the following: 1) NP 2) C 3) P
General Advertising Signs	One of the following: 1) NP 2)C
	No. 5

P = Permitted as a Principal Use

C = Permitted as a Conditional Use



VERTICAL MIX

Individual controls--(P, C, or NP) would be applied separately to each activity on each level on a street by street basis depending on district needs and conditions. See example below for a sample street.

<u>Retail</u>	Personal Service	Office	Institutional	Residential
Ground Story P_	P	P	P	P
Second Story NP	_C	_P	c	Р — —
Third Story NP	NP	- NP -	NP	
· · · · · · · · · · · · · · · · · · ·				

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

Bars

One of the following:

1) C

2) Up to density threshold: P Above density threshold: C

3) P

Restaurants & Fast Food Est.

One of the following:

1) C

2) Up to density threshold: Above density threshold: 0

3) P

Off-Sale Liquor Stores

One of the following:

1) C

2) Up to density threshold: P Above density threshold: C

3) P

Entertainment

• Movie Theater

One of the following:

One of the following:

1) C(A) 2) P

• Amusement Entertainment

(Night Club, Dance Hall, Place

of Entertainment, Recreation Building, Amusement Game Hall, or Establishment with

more than 3 amusement devices)

1) NP 2) C(A)

3) P

• Adult Entertainment

(Not less than 1,000 ft. from any other entertainment establishment) One of the following:

1) NP

2) C 3) P

P = Permitted as a Principal Use



Zoning Categories	Control Alternatives
PERMITTED COMMMERCIAL USES (Continued)
Assembly	One of the following: 1) C 2) P
Hotels and Motels	One of the following: 1) NP 2) C 3) P
Animal Services	
 Retail or Clinic with limited overnight accommodations 	One of the following: 1) C 2) P
• Hospital	One of the following: 1) NP 2) C
Kennel/Stable	One of the following: 1) NP 2) C
Automotive	
• Gas only • Gas and Accessory Minor Repair and Services • Mechanical Repair and Auto Body Repair • Tire Recapping • Auto Wash • Sale, Enclosed • Sale, Open Lot • Parking Garage or Lot • Parcel Delivery	One of the following applied to each sub-category: 1) NP 2) C 3) P
Laundering & Cleaning	
• Automatic	Always: P
• Off-Site Cleaning	Always: P
€ On-Site Cleaning	One of the following: 1) C 2) P
Trade Shops	
Carpentry, Upholstery, Sign Painting, Repair	One of the following: 2) C 2) P

C = Permitted as a
Conditional Use

 $NP = \frac{Not}{Permitted}$

P = Permitted as a Principal Use



Control Alternatives

PERMITTED COMMERCIAL USES (Continued)

Other Retail Sales and Services

Always: P

PERMITTED OFFICES

Financial Offices

One of the following:

1) NP 2) C

3) P

Other Offices

One of the following:

1) C 2) P

PERMITTED OTHER USES

• Nursery

• Truck Gardening

e Mortuary

· Public Structure

• Utility Installation

• Public Transportation Facility

• Wireless Transmission Facility

One of the following applied to each sub-category:

1) NP

2) C

3) P

PERMITTED WHOLESALING AND MANUFACTURING

e Household Storage

One of the following:

1) NP 2) C

3) P

Wholesaling Establishment;

Storage Warehouse: Junk Yard

• Household Storage

e Light Manufacturing; Light Food Processing; Industrial Reasearch Lab; Battery Manufacturing

One of the following:

1) NP

2) C

PERMITTED HOUSING

Dwelling Density

One of the following:

1) One unit per 800 sq.ft. of lot area.

2) One unit per 600 sq.ft. of lot area. 3) One unit per 400 sq.ft. of lot area.

4) One unit per 200 sq.ft. of lot area.

_ Permitted as a Principal Use

C = Permitted as a Conditional Use NP = Not Permitted



PERMITTED HOUSING Cont.

Other Housing

• Group Housing

e Residential Hotel

One of the following applied to each sub-category:

1) NP

2) C 3) P

PERMITTED INSTITUTIONS

• Hospital; Medical Center

e Clinic-Outpatient

• Child-Care Facility; Elementary School

• Secondary & Post-Secondary School

 Church and Philanthropic Society One of the following applied to each

category: 1) NP

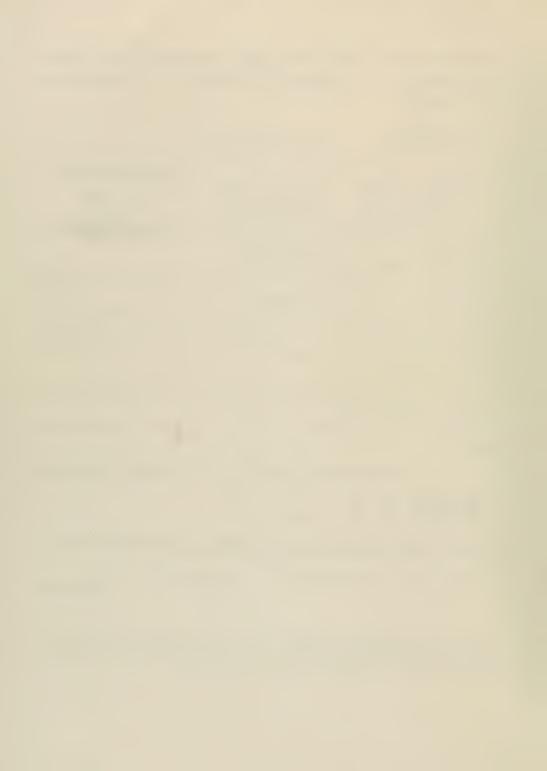
2) C 3) P

P = Permitted as a Principal Use C = Permitted as a Conditional Use

NP = Not Permitted



^{*} The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Categories Existing C-2/SUD Controls Recommendations PERMITTED COMMERCIAL USES Eating and Drinking Establishments P < 4 > SBars Restaurants P < 15 > S Fast Food Est. P < 2 > S P < 4 > S Off-Sale Lig. Entertainment Movie Theater D Amusement Entertainment S (Dance Hall Place of Ent., Recreation Building, р Amusement Game Hall P [incl.mech am.devices] • Cabaret S Adult Entertainment (Not less than 1,000 ft. from any other entertainment establishment) p Assembly Hotels S Motels Р Animal Services Retail or Clinic -C C Hospital Kennel/Stable NΡ P = Principal Use S = Special Use C = Conditional NP = Not Use Permitted



	Categories Exis	ting C-2/SUD Controls	Recommendation
Au	tomotive		
e	Gas only	Р	
6	Gas and Accessory Minor Rep.& Srvcs.	Р	
e	Mechanical Repair & Auto Body Repair	N?	
¢	Tire Recapping	N,□	
¢	Auto Wash	С	
e	Sale/Rental, Enclosed	Р	
•	Sale/Rental, Open Lot	С	
•	Parking Garage or Lot	Р	
•	Parcel Delivery .	С	
La	undering & Cleaning		
	Automatic	Р	
	Automatic		
	Off-Site Cleaning	Р	
		P P	
• • Tr	Off-Site Cleaning On-Site Cleaning ade Shops		
• • Tr	Off-Site Cleaning On-Site Cleaning		
Tr	Off-Site Cleaning On-Site Cleaning ade Shops Carpentry, Upholstery,	р	
Tr •	Off-Site Cleaning On-Site Cleaning ade Shops Carpentry, Upholstery, Sign Painting, Repair her Retail Sales	P	
Tr •	Off-Site Cleaning On-Site Cleaning ade Shops Carpentry, Upholstery, Sign Painting, Repair her Retail Sales Services	P P	

Use

Permitted



EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning	Categories E	xisting C-2/SUD Controls	Recommendation
PERMITT	TED OTHER USES		
e	Nursery	Р	
c	Truck Gardening	Р	
¢	Mortuary	С	
e	Public Structure	Р	
e	Utility Instal.	Р	
•	Public Transp. Fac.	Р	
e	Wireless Transm. Fac.	С	
	TED WHOLESALING AND ACTURING		
•	Household Storage	С	
e	Wholesaling Est.	. МЭ	
•	Storage Warehouse Junk Yard	ΝP	
٠	Light Manuf.& Food Proc., Ind. Res. Lab, Battery Manuf.	NP	
	ED HOUSING	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.	
Oth	ner Housing		
	Group Housing	P	
	Residential Hotels	Р	



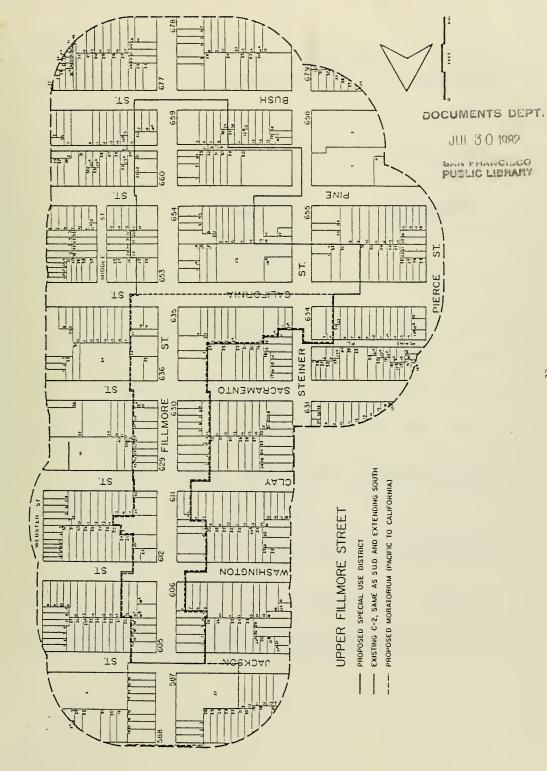
EXISTING CONTROLS AND RECOMMENDATIONS CONT.

Zoning	Categories	Existing	C-2/SUD	Controls		Recommendations
PERMIT	TED INSTITUTIONS					
e	Hospital; Med. Cnt	r	С			
ε	Res.Care Facility		Р			
e	Clinic-Outpatient		Р			
0	Child-Care Fac.; E School	lem.	Р			
•	Secondary & Post-S School	ec.	Р			
•	Church and Philant Society	hropic	Р			
p = p	rincipal Use SU =	Special Us	e C	= Condition	al N	IP = Not

Use

Permitted







EXISTING CONTROLS	AND RECOMMENDATIONS

Haight Street

Zoning Categories * Existing C-2/SUD Controls Recommendations BUILDING ENVELOPE Square Footage P < 2.500 sq.ft. > Sper Establishment DOCUMENTS DEPT. Rear Yards JHI 3 0 1982 (25% of lot depth, Required at levels but not of residential SAIN FHANCISCO less than 15 ft.) occupancy & above PUDLIC LIBRARY Residential One space per Off-Street Parking dwelling unit Drive-Up Facilities NP Street Trees Not required S Outdoor Uses General Advertising Signs Р VERTICAL MIX Ret. Pers. Srvc. Off. Inst. Res. Ret. Pers. Srvc. Off. Inst. Res. Ground Story P Р P P*/S p Second Story NP NP P*/S Third Story + NP NP NP NP

^{*}Second floor offices permitted when not eliminating existing residential units

^{*} The zoring sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning	Categories	Existing C	-2/SUD	Controls	Recommendations
PERMIT	TED COMMERCIAL USES				
Ea	ting and Drinking Esta	ablishments			
•	Bars	P <	4 >	S	
e	Restaurants	P <	15 >	S	
•	Fast Food Est.	P <	. 2 >	S	
6	Off-Sale Liq.	P <	4 >	S	
Ent	tertainment				
•	Movie Theater		Р		
¢	Amusement Entertains (Dance Hall Place of Ent., Recreation Building Amusement Game Hall [incl.mech am.device	,	S S P P		
•	Cabaret		S		
•	Adult Entertainment (Not less than 1,000 from any other enter tainment establishm	^ -	Р		
Ass	sembly		Р		
Hot	tels		S		
Mod	tels		Р		
An	imal Services				
•	Retail or Clinic		С		
•	Hospital		С		
•	Kennel/Stable		NP		
P = P1	rincipal Use S = S _I	pecial Use	C :	= Conditional Use	NP = Not Permitted



Zoning	Categories	Existing C-2,	/SUD Controls	Recommendation:
Aut	tomotive			
•	Gas only		Р	
¢	Gas and Accessory Minor Rep.& Srvcs.		Р	
e	Mechanical Repair Auto Body Repair	&	NP	
•	Tire Recapping		NP	
•	Auto Wash		С	
•	Sale/Rental, Enclosed		Р	
•	Sale/Rental, Open Lot		С	
¢	Parking Garage or	Lot	Р	
•	Parcel Delivery		С	
Lau	undering & Cleaning			
•	Automatic		Р	
•	Off-Site Cleaning		Р	
•	On-Site Cleaning		Р	
Tra •	ade Shops Carpentry, Upholst Sign Painting, Rep	ery, air	Р	
	ner Retail Sales Services		Р	
ERMITT	TED OFFICES			
Fir	nancial Offices	p < 3	3 > S	
Oth	ner Offices		Р	
) = Pr	rincipal Use S = 1	Special Use	C = Conditional Use	NP = Not Permitted



Zonine	Categories E	xisting C-2/SUD Controls	Recommendation
PERMITT	TED OTHER USES		
e	Nursery	Р	
c	Truck Gardening	Р	
e	Mortuary	C	
¢	Public Structure	P	
•	Utility Instal.	P	
	Public Transp. Fac.	Р	
٠	Wireless Transm. Fac.	C	
	FED WHOLESALING AND FACTURING		
6	Household Storage	С	
•	Wholesaling Est.	NP	
•	Storage Warehouse Junk Yard	NP	
•	Light Manuf.& Food Proc., Ind. Res. Lab, Battery Manuf.	NP	
	TED HOUSING	Dwelling at a density no exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.	d ct
Oth	ner Housing		
Oth •	ner Housing Group Housing	Р	



Zoning	Categories	Existing	C-2/SUD	Controls	Recommendations
PERMIT	TED INSTITUTIONS				
•	Hospital; Med. Cnti	^	С		
	Res.Care Facility		Р		
e	Clinic-Outpatient		Р		
¢	Child-Care Fac.; E School	lem.	Р		
•	Secondary & Post-Se School	ec.	Р		
e	Church and Philanti Society	nropic	Р		
P = P	rincipal Use SU = :	Special U	se C	= Conditional	NP = Not

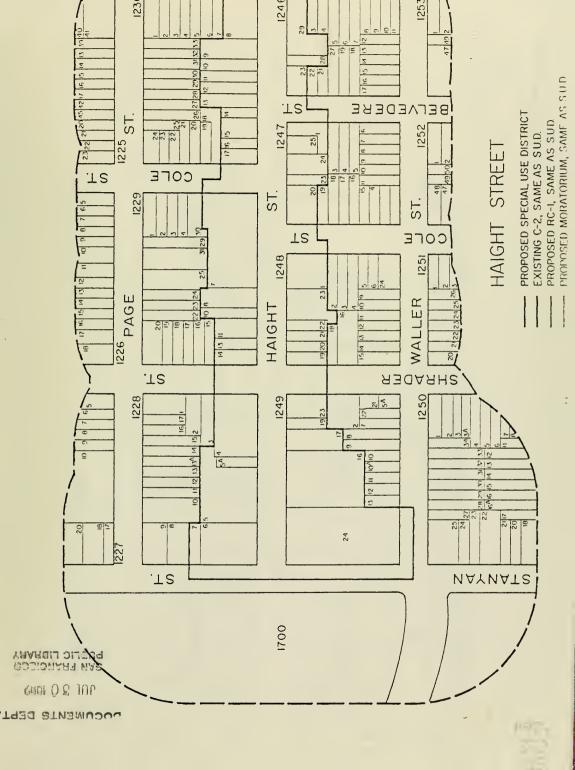
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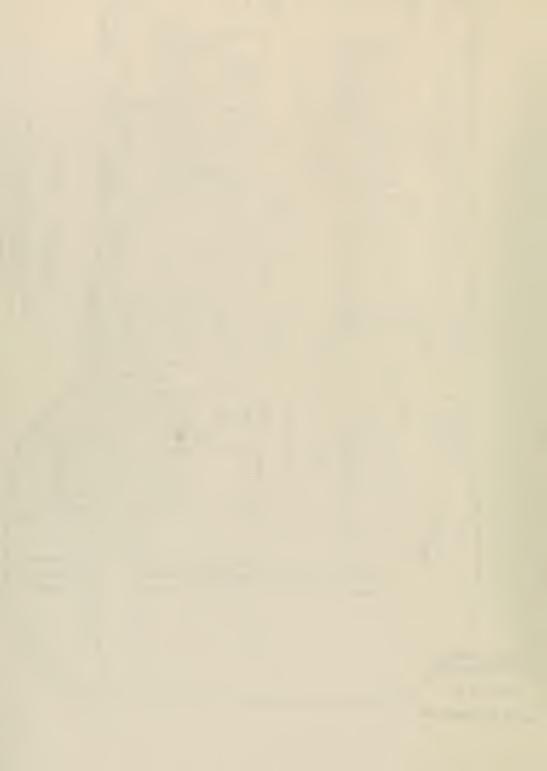
Permitted

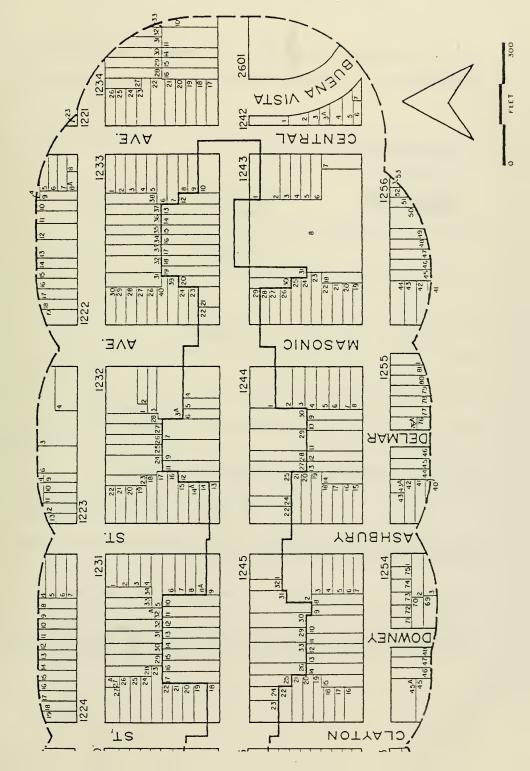












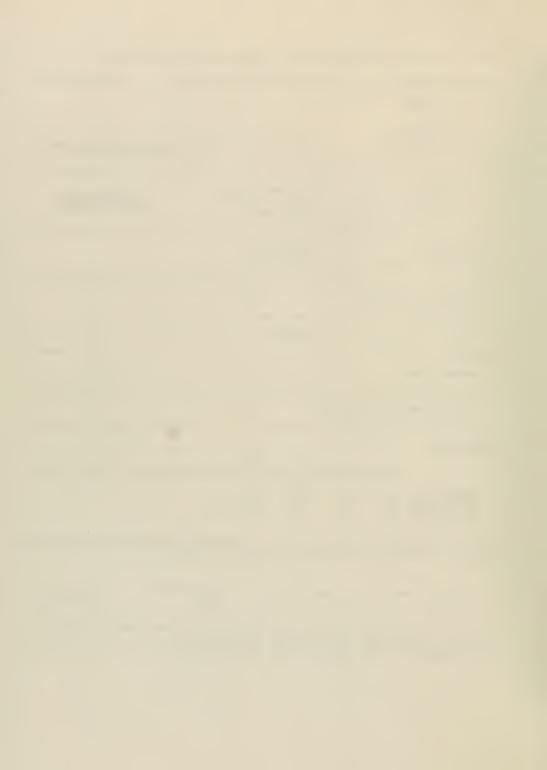


EXISTING CONTROLS AND RECOMMEN	DATIONS 24th Street - N	oe Valley
Zoning Categories * Ex	isting RC-1/SUD Controls	Recommendations
BUILDING ENVELOPE		
Square Footage per Establishment	P < 2,500 sq.ft. > S	DOCUMENTS DEPT.
Rear Yards		JUL 3 0 1082
(25% of lot depth, but not less than 15 ft.)	Required at <u>all</u> levels, regardless of occupancy	Sán Fhandisco Putlic Library
Residential Off-Street Parking	One space per dwelling unit	
Drive-Up Facilities	NP	
Street Trees	Required	
Outdoor Uses	S	
General Advertising Signs	NP	
VERTICAL MIX		
Ret. Pers.Svc.	Off. Inst. Res. Ret. Pe	ers.Svc. Off.Inst. Res.
Ground Story P P Second Story NP NP Third Story + NP NP	P P P P*/S P*/S P NP NP P	

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional NP = Not Use Permitted

^{*} The zoning sub-categories have been revised, consoldiated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Categories Existing RC-1/SUD Controls

Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

- P < 4 > SBars
- Restaurants P < 14 > S
- P < 2 > S Fast Food Est.
- e Off-Sale Lig. P < 4 > S

Entertainment

- Movie Theater NP
- Amusement Entertainment (Dance Hall Place of Ent., Recreation Building,

Amusement Game Hall [incl.mech am.devices]

Cabaret

Adult Entertainment (Not less than 1,000 ft. from any other entertainment establishment)

NP NP

Assembly

Ρ

Hotels

S

Motels

C

Animal Services

Retail or Clinic

Р

Hospital

NP

Kennel/Stable

NP

= Principal Use S = Special Use C = Conditional

Use

NP = Not Permitted



Zoning	Categories	Existing	RC-1/SUD	Controls	Recommendations
Aus	tomotive				
¢	Gas only		Р		
e	Gas and Accessory Minor Rep.& Srvcs.		P/N	Р	
e	Mechanical Repair Auto Body Repair	&	NP		
ę	Tire Recapping		NP		
•	Auto Wash		NP		
c	Sale/Rental, Enclosed		NP		
•	Sale/Rental, Open Lot		NP		
e	Parking Garage or	Lot	С		
•	Parcel Delivery		NP		
Lau	undering & Cleaning				
6	Automatic		Р		
•	Off-Site Cleaning		Р		
6	On-Site Cleaning		P/C		
Tra •	ade Shops Carpentry, Upholst Sign Painting, Rep	ery, air	NP		
	ner Retail Sales Services		Р		
PERMITT	ED OFFICES				
Fir	nancial Offices	Р	< 3 >	S	
Oth	ner Offices		Р		
P = Pr	rincipal Use S =	Special Us	se C :	= Conditional Use	NP = Not Permitted

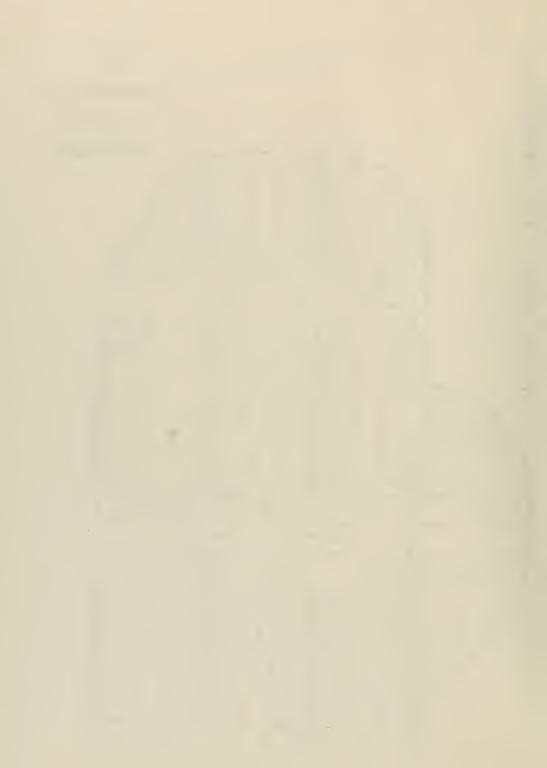


Zoning	Categories	Existing RC-1/SUD Controls	Recommendation
PERMITT	ED OTHER USES		
•	Nursery	Р	
•	Truck Gardening	Р	
•	Mortuary	NP	
•	Public Structure	Р	
•	Utility Instal.	Р	
•	Public Transp. Fac.	Р .	
•	Wireless Transm. Fa	. C	
	ED WHOLESALING AND ACTURING		
•	Household Storage	NP	
•	Wholesaling Est.	₹ NP	
•	Storage Warehouse Junk Yard	NP	
•	Light Manuf.& Food Proc., Ind. Res. La Battery Manuf.	NP	
	ED HOUSING		
Dwe	lling Density	Dwelling at a density not exceeding one dwelling unit per 800 square feet of lot area.	
Oth	er Housing		
•	Group Housing	Р	



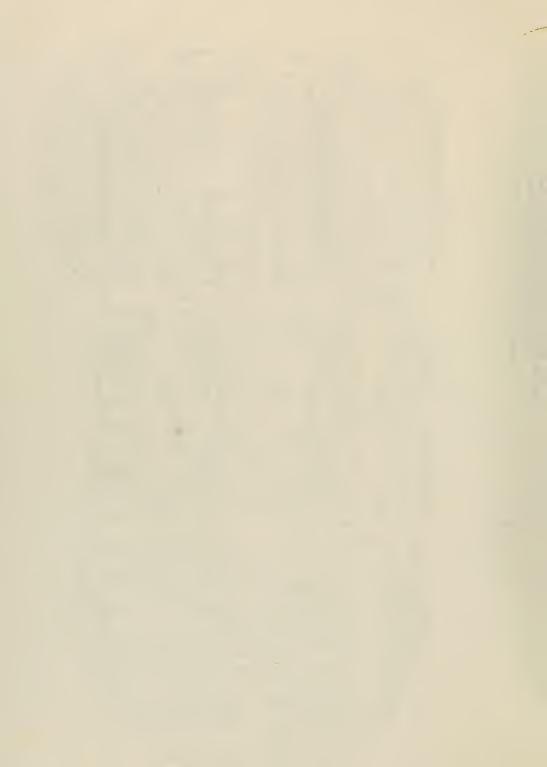
Zonina	Categories	Existing	RC-1/SUD	Controls	Red	commendations
PERMIT	TED INSTITUTIONS					
•	Hospital; Med. Cnt	r	С			
e	Res.Care Facility		Р			
e	Clinic-Outpatient		Р			
ę	Child-Care Fac.; E School	lem.	Р			
0	Secondary & Post-S School	Sec.	Р			
•	Church and Philant Society	chropic	Р			
P = P	rincipal Use SU =	Special U	se C =	= Conditional Use	NP =	Not Permitted





6510





EXISTING CONTROLS AND RECOMMENDATIONS 24th Street - Mission						
Zoning Categories * Ex	cisting C-2/SUD Controls	Recommendations				
BUILDING ENVELOPE						
Square Footage per Establishment	P∠ 2,500 sq.ft. > S					
Rear Yards (25% of lot depth, but not less than 15 ft.)	Required only at levels of residential occupancy and above.	JUL 3 0 1982				
Residential Off-Street Parking	One space per dwelling unit					
Drive-Up Facilities	NP					
Street Trees	Not Required					
Outdoor Uses	S					
General Advertising Signs	Р					
VERTICAL MIX						
Ret. Pers.Svc.	Off. Inst. Res. Ret. Pe	ers.Svc. Off.Inst. Res.				
Ground Story P P Second Story NP NP Third Story + NP NP	P P P P P P P P P P P P P P P P P P P					
*Second floor offices permitte	ed when not eliminating e	xisting residential units				
P = Principal Use SU = Spe	ecial Use	onal NP = Not Permitted				

^{*} The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Categories Existing C-2/SUD Controls Recommendations PERMITTED COMMERCIAL USES Eating and Drinking Establishments e Bars P < 4 > SP < 16 > S Restaurants Fast Food Est. P < 3 > S • Off-Sale Lig. P < 4 > SEntertainment Movie Theater Р Amusement Entertainment (Dance Hall Place of Ent., Recreation Building, S Amusement Game Hall [incl.mech am.devices] Cabaret S Adult Entertainment (Not less than 1.000 ft. from any other entertainment establishment) Р Assembly Hotels S Motels С Animal Services Retail or Clinic C • Hospital NP • Kennel/Stable



Zoning	Categories	Existing	C-2/SUD	Controls	Recommendations
Aut	tomotive				
e	Gas only		P		
¢	Gas and Accessory Minor Rep.& Srvcs.		P		
•	Mechanical Repair Auto Body Repair	8.	NP		
•	Tire Recapping		V5		
¢	Auto Wash		С		
¢	Sale/Rental, Enclosed		Р		
٠	Sale/Rental, Open Lot		С		
•	Parking Garage or	Lot	Р		
•	Parcel Delivery	4	С		
Lau	undering & Cleaning				
e	Automatic		Р		
•	Off-Site Cleaning		Р		
¢	On-Site Cleaning		Р		
Tra	de Shops Carpentry, Upholst Sign Painting, Rep	ery, air	Р		
	er Retail Sales ervices		Р		
PERMITT	ED OFFICES				
Fin	ancial Offices	Р	< 3 > 5		
0th	er Offices		Р		
P = Pr	rincipal Use S =	Special Us	e C=	Conditional Use	NP = Not Permitted



Zonina	Categories	Existing C-2/SUD Controls	Recommendations
PERMIT	TED OTHER USES		
¢	Nursery	Р	
e	Truck Gardening	Р	
e	Mortuary	С	
e	Public Structure	Р	
	Utility Instal.	Р	
6	Public Transp. Fac.	Р	
•	Wireless Transm. Fa	c. C	
	FED WHOLESALING AND FACTURING		
0	Household Storage	C	
•	Wholesaling Est.	, NP	
e	Storage Warehouse Junk Yard	NP	
•	Light Manuf.& Food Proc., Ind. Res. La Battery Manuf.	b,	
	TED HOUSING	Dwelling at a density not exceeding the number of dwelling units permitted. in the nearest R district provided maximum density in C-2 is not less than RM-1.	
Oth	ner Housing		
•	Group Housing	P .	
•	Residential Hotels	Р	
P = Pr	rincipal Use SU =	Special Use C = Conditional Use	NP = Not Permitted



PERMITTED					
	INSTITUTIONS				
e i	Hospital; Med. Cnt	r	С		
e F	Res.Care Facility		Р		
e (Clinic-Outpatient		Р		
	Child-Care Fac.; E School	lem.	Р		
	Secondary & Post-S School	ec.	Р		
	Church and Philant Society	hropic	Р		
P = Princ	cipal Use SU =	Special Us	e C:	= Conditional	NP = Not



EXISTING CONTROLS AND RECOMMEN	DATIONS Upper Market S	treet (West)
Zoning Categories * Ex	isting C-2 SUD Controls	Recommendations
BUILDING ENVELOPE		
Square Footage per Establishment	P < 2,500 sq.ft. > S	DOCUMENTS DEPT.
Rear Yards (25% of lot depth, but not less than 15 ft.)	Required at levels of residential occupancy & above	FUTLIC LIBRARY
Residential Off-Street Parking	One space per dwelling unit	
Drive-Up Facilities	NP	
Street Trees	Not required	
Outdoor Uses	S	
General Advertising Signs	Р	
VERTICAL MIX		
Ret. Pers.Srvc	off. Inst. Res. Ret.	Pers.Srvc. Off.Inst. Res.
Ground Story P P Second Story NP NP Third Story + NP NP	P P P P*/S P*/S P NP NP P	
*Second floor offices permitte	ed when not eliminating e	xisting residential units

P = Principal Use SU = Special Use C = Conditional NP = Not
Use Permitted

^{*} The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Categories Exi	isting C-2/SUD Controls	Recommendations
PERMITTED COMMERCIAL USES		
Eating and Drinking Establi	ishments	
€ Bars	P < 5 > S	
Restaurants	P < 18 > S	
€ Fast Food Est.	P < 3 > S	
• Off-Sale Liq.	P < 5 > S	
Entertainment		
• Movie Theater	Р	
Amusement Entertainment (Dance Hall Place of Ent., Recreation Building, Amusement Game Hall [incl.mech am.devices]	S S P P	
• Cabaret	S	
 Adult Entertainment (Not less than 1,000 ft from any other enter- tainment establishment) 		
Assembly	Р	
Hotels	S	
Motels	Р	
Animal Services		
• Retail or Clinic	С	
● Hospital	С	
€ Kennel/Stable	NP	
P = Principal Use S = Speci	ial Use C = Conditiona Use	NP = Not Permitted



Zoning	Categories	Existing C-2	2/SUD Controls	Recommendations
	tomotive	Existing 6 2	7300 0011015	Recommendations
e	Gas only		Р	
	·		r	
c	Gas and Accessory Minor Rep.& Srvcs.		Р	
•	Mechanical Repair Auto Body Repair	&	NP	
c	Tire Recapping		NP	
6	Auto Wash		С	
e	Sale/Rental, Enclosed		Р	
•	Sale/Rental, Open Lot		С	
•	Parking Garage or	Lot	Р	
¢	Parcel Delivery		С	
Lau	undering & Cleaning			
	Automatic		Р	
•	Off-Site Cleaning		Р	
•	On-Site Cleaning		Р	
Tra	ade Shops Carpentry, Upholst Sign Painting, Rep	ery, air	Р	
	ner Retail Sales Services		Р	
PERMITT	TED OFFICES			
Fir	nancial Offices	P <	4 > S	
Oth	ner Offices		Р	
P = Pr	rincipal Use S = :	Special Use	C = Conditiona Use	NP = Not Permitted



Zoning	Categories	Existing C-2/SUD Controls	Recommendation
PERMITT	ED OTHER USES		
ę	Nursery	Р	
e	Truck Gardening	Р	
	Mortuary	С	
6	Public Structure	Р	
c	Utility Instal.	Р	
•	Public Transp. Fac.	Р	
•	Wireless Transm. Fac	с с	
	ED WHOLESALING AND ACTURING		
•	Household Storage	С	
•	Wholesaling Est.	NP	
•	Storage Warehouse Junk Yard	NP	
•	Light Manuf.& Food Proc., Ind. Res. Lab Battery Manuf.	, NP	
	ED HOUSING lling Density	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.	
Oth	er Housing		
•	Group Housing	Р	
	Residential Hotels	Р	

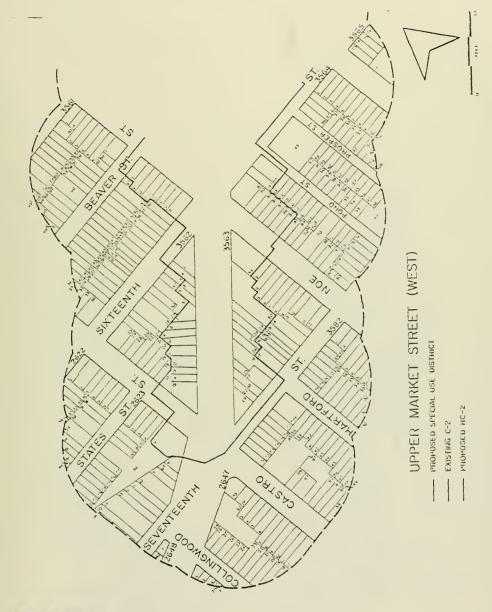
Use

Permitted



Zon	ino	Categories	Existing	C-2/SUD	Controls	Reco	ommendations
PER	MIT	TED INSTITUTIONS					
	6	Hospital; Med. Cntr		С			
	•	Res.Care Facility		Р			
	ę	Clinic-Outpatient		Р			
	6	Child-Care Fac.; El School	lem.	Р			
	•	Secondary & Post-Se School	ec.	Р			
	•	Church and Philanth Society	nropic	Р			
Р	= P1	rincipal Use SU = S	Special Us	se C	= Conditional Use	NP =	Not Permitted



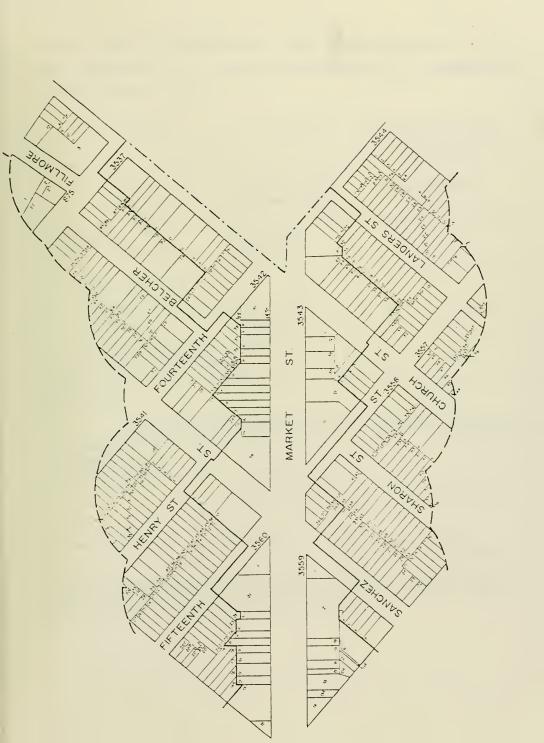


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DOCUMENTS DEPT.



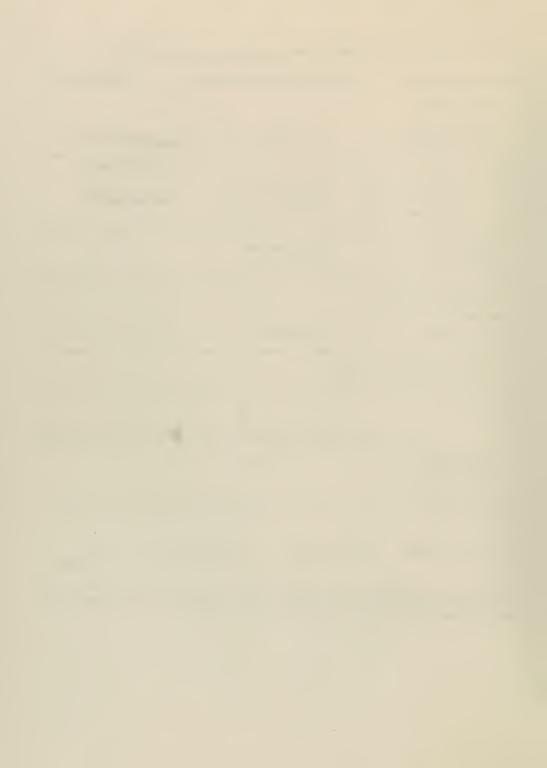




EXISTING CONTROLS AND RECOMMEN	DATIONS Upper Market S	Street (East)
Zoning Categories * Ex	isting C-2 SUD Controls	Recommendations
BUILDING ENVELOPE		
Square Footage per Establishment	P < 5,000 sq.ft. > S	DOCUMENTS DEPT.
Rear Yards		JUL 3 0 1982
(25% of lot depth, but not less than 15 ft.)	Required at levels of residential occupancy & above	PUDLIC LIBRARY
Residential Off-Street Parking	One space per dwelling unit	
Drive-Up Facilities	NP	
Street Trees	Not required	
General Advertising Signs.	Р	
VERTICAL MIX		
Ret. Pers.Srvc	. Off. Inst. Res. Ret.	Pers.Srvc. Off.Inst. Res.
Ground Story P P Second Story NP NP Third Story + NP NP	P P P P P S S P	

P = Principal Use SU = Special Use C = Conditional NP = Not
Use Permitted

^{*} The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Categories Existing C-2/SUD Controls Recommendations PERMITTED COMMERCIAL USES Eating and Drinking Establishments P < 4 > Se Bars Restaurants P < 10 > S Fast Food Est. P < 3 > S• Off-Sale Lig. P < 4 > SEntertainment Р Movie Theater Amusement Entertainment S (Dance Hall Place of Ent.. Recreation Building, Amusement Game Hall [incl.mech am.devices] S Cabaret Adult Entertainment (Not less than 1,000 ft. from any other entertainment establishment) Assembly Ρ S Hotels P Motels Animal Services C Retail or Clinic C Hospital Kennel/Stable NP P = Principal Use S = Special Use C = Conditional NP = Not Permitted Use



Zoning	Categories	Existing	C-2/SUD Con	ntrols	Recommendations
Au ·	tomotive				
•	Gas only		P		
6	Gas and Accessory Minor Rep.& Srvcs.		P		
c	Mechanical Repair & Auto Body Repair	<u> </u>	NP		
•	Tire Recapping		NP		
•	Auto Wash		С		
e	Sale/Rental, Enclosed		Р		
٠	Sale/Rental, Open Lot		С		
•	Parking Garage or I	_ot	Р		
e	Parcel Delivery	ě	С		
Lau	undering & Cleaning				
•	Automatic		Р		
•	Off-Site Cleaning		Р		
6	On-Site Cleaning		Р		
Tra •	ade Shops Carpentry, Upholsto Sign Painting, Repa	ery, air	Р		
	ner Retail Sales Services		Р		
PERMITT	TED OFFICES				
Fir	nancial Offices	p •	< 3 > S		
Oth	ner Offices		Р		
P = Pr	rincipal Use S = S	Special Us	e C = (Conditional Use	NP = Not Permitted

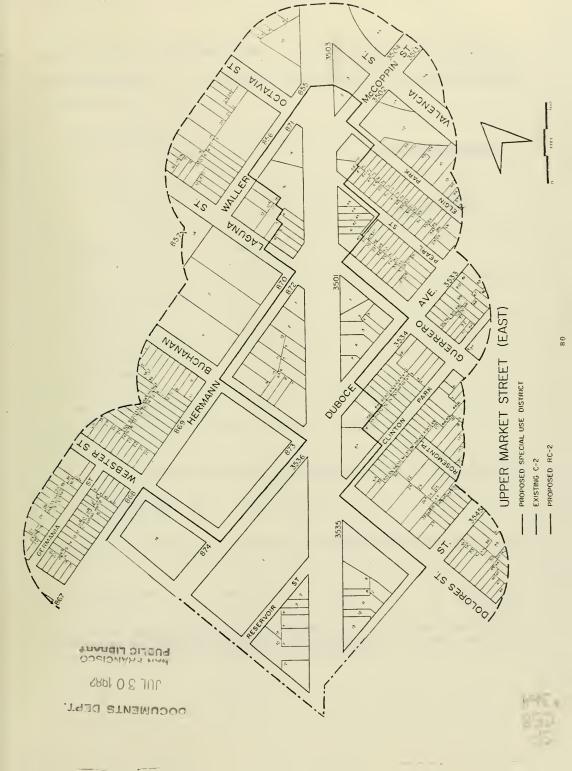


Zoning	Cateçories	Existing C-2/SUD Controls	Recommendation
PERMIT	TED OTHER USES		
	Nursery	Р	
c	Truck Gardening	Р	
e	Mortuary	С	
c	Public Structure	Р	
•	Utility Instal.	Р	
•	Public Transp. Fac.	Р	
e	Wireless Transm. Fac	с. с	
	TED WHOLESALING AND FACTURING		
•	Household Storage	С	
ŧ	Wholesaling Est.	, NP	
•	Storage Warehouse Junk Yard	NP	
•	Light Manuf.& Food Proc., Ind. Res. Lat Battery Manuf.	NP	
	TED HOUSING elling Density	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.	
	her Housing		
Oti		•	
0t1 •	Group Housing	Р	



Zoning (Categories	Existing	C-2/SUD	Controls	Recommendations
PERMITTE	SNOITUTITENI D				
6	Hospital; Med. Cnt	r	С		
0	Res.Care Facility		Р		
c	Clinic-Outpatient		Р		
e	Child-Care Fac.; E School	lem.	Р		
•	Secondary & Post-S School	ec.	Р		
•	Church and Philant Society	hropic	Р		
P = Pr	incipal Use SU =	Special U	se C	= Conditional Use	NP = Not Permitted







*Second floor offices permitted when not eliminating existing residential units

= Principal Use SU = Special Use C = Conditional Permitted Use

^{*} The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Categories Existing C-M/SUD Controls Recommendations

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments

- P < 7 > SBars
- P < 26 > S Restaurants
- Fast Food Est. P < 6 > S
- Off-Sale Lig. P < 7 > S

Entertainment

- Movie Theater
- Amusement Entertainment (Dance Hall Place of Ent., Recreation Building,
 - Amusement Game Hall [incl.mech am.devices]
- Cabaret
- Adult Entertainment (Not less than 1,000 ft. from any other entertainment establishment)

Р

Р

S S

Р

S

Hotels

Assembly

S

Motels

Animal Services

Retail or Clinic

Hospital

Kennel/Stable

Р



Zoning	Categories	Existing C-M SUD Controls	Recommendations
Aut	omotive		
•	Gas only	P	
•	Gas and Accessory Minor Rep.& Srvcs.	Р	
•	Mechanical Repair & Auto Body Repair	Р	
•	Tire Recapping	Р	
•	Auto Wash	Р	
•	Sale/Rental, Enclosed	P	
•	Sale/Rental, Open Lot	P	
•	Parking Garage or Lot	Ρ	
•	Parcel Delivery .	Р	
Lau	ndering & Cleaning		
•	Automatic	P	
•	Off-Site Cleaning	Р	
•	On-Site Cleaning	Р	
Tra •	de Shops Carpentry, Upholstery Sign Painting, Repair	, p	
	er Retail Sales ervices	Р	
PERMITT	ED OFFICES		
Fin	ancial Offices	P < 7 > S	
Oth	er Offices	Р	
P = Pr	incipal Use SU = Spe	cial Use C = Conditional Use	NP = Not Permitted

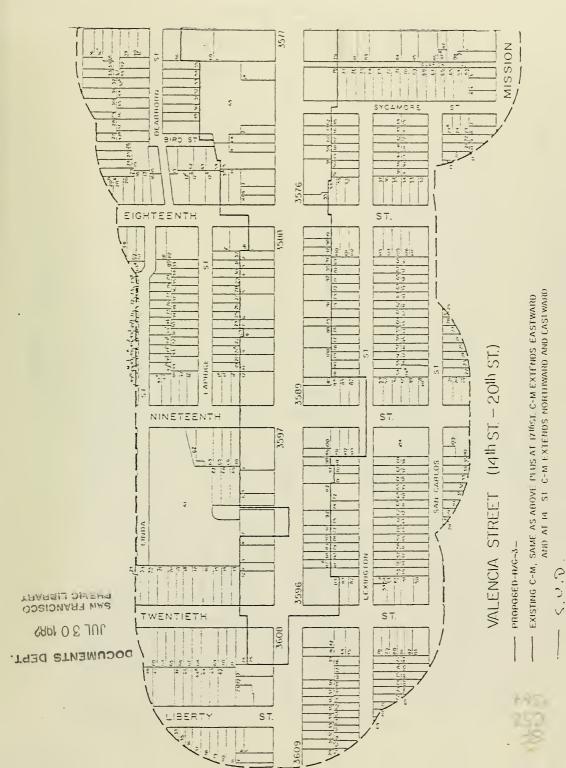


Zoning	Categories	Existing	C-M/SUD	Controls	Recommer	dations
PERMIT	TED OTHER USES					
e	Nursery	Р				
6	Truck Gardening	Р				
c	Mortuary	Р				
c	Public Structure	Р				
¢	Utility Instal.	Р				
6	Public Transp. Fac.	Р				
•	Wireless Transm. Fa	c. C				
	TED WHOLESALING AND FACTURING					
•	Household Storage	Р				
•	Wholesaling Est.	. Р				
•	Storage Warehouse Junk Yard Light Manuf.& Food	Р				
	Proc., Ind. Res. La Battery Manuf.	D, P				
	FED HOUSING elling Density	exc dwe in pro	ceeding telling ur the near ovided ma C-M is r	t a density not the number of nits permitted rest R district aximum density not less than		
Oth	ner Housing					
•	Group Housing	Р				
•	Other Housing	Р				
P = Pr	rincipal Use SU = S	Special Us	se C	= Conditional Use	NP = Not Permi	itted

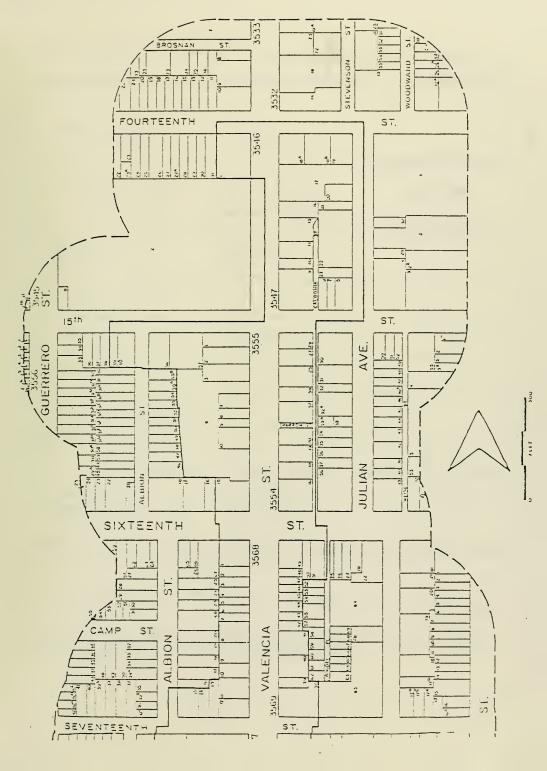


Zo	ning	Categories	Existing	C-M/SUD	Controls	Recommendations	;
ΡĒ	RMIT	TED INSTITUTIONS					
	¢	Hospital; Med. Cntr		С			
	c	Res.Care Facility		Р			
	6	Clinic-Outpatient		P			
	e	Child-Care Fac.; Ele School	em.	Þ			
	e	Secondary & Post-Sec School	C.	Р			
	ŧ	Church and Philanth Society	ropic	Р			
							-
Р	= P1	rincipal Use SU = S	Special Us	se C	= Conditional Use	NP = Not Permitted	











EXISTING CONTROLS AND RECOMMEN	DATIONS Valencia Street	(20th StArmy)
Zoning Categories * Ex	isting C-2/SUD Controls	Recommendations
BUILDING ENVELOPE		
Square Footage per Establishment	P < 5,000 sq.ft.> S	
Rear Yards		DOCUMENTS DEPT.
(25% of lot depth,	Required at levels of residential	JUL 3 0 1982
less than 15 ft.)	occupancy & above	San Francisco Phehe Mbara
Residential Off-Street Parking	One space per dwelling unit	
Drive-Up Facilities	NP	
Street Trees	Not required	
Outdoor Uses	S	
General Advertising Signs	Р	
VERTICAL MIX		
Ret. Pers.Srvc.	Off. Inst. Res. Ret. Pe	ers.Srvc. Off.Inst. Res.
Ground Story P P Second Story NP NP Third Story + NP NP	P P P P*/S P*/S P NP NP P	
*Second floor offices permitte	d when not eliminating ex	isting residential units

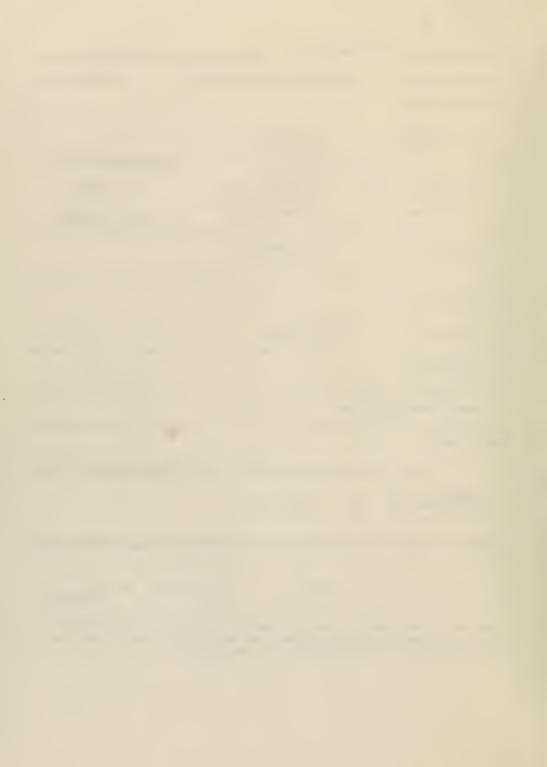
P = Principal Use SU = Special Use

C = Conditional NP = Not

Permitted

Use

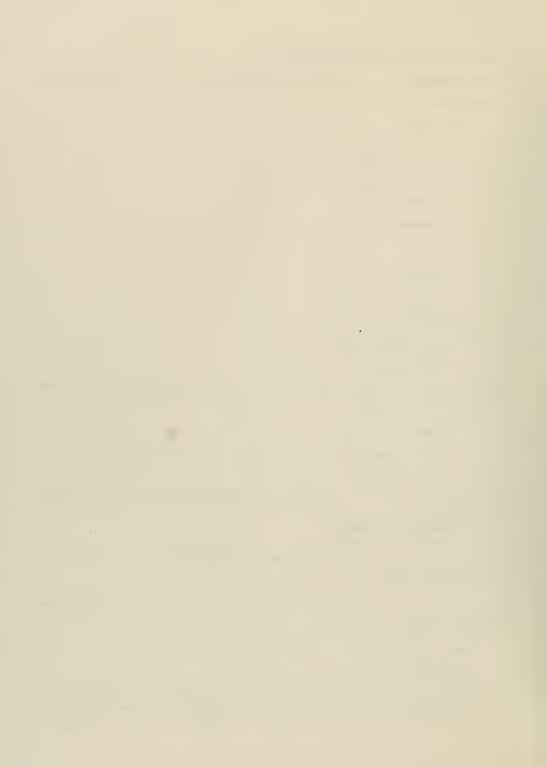
^{*} The zoning sub-categories have been revised, consolidated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Ca	tegories	Existing C	-2/SUD	Controls	Recommendations
PERMITTED	COMMERCIAL USES				
Eatir	ng and Drinking Esta	blishments			
e B	Bars	P <	7 >	S	
e R	Restaurants	P <	26 >	S	
€ F	ast Food Est.	P <	6 >	S	
• 0	Off-Sale Lig.	P <	7 >	S	
Enter	tainment				
e M	Novie Theater		Р		
(P R A	Amusement Entertains Dance Hall Place of Ent., Recreation Building, Amusement Game Hall Incl.mech am.device		SSPP		
• 0	Cabaret		S		
(f	dult Entertainment Not less than 1,000 from any other enter ainment establishme	· -	Р		
Assen	toly		Р		
Hotel	S		S		
Motel	S		Р		
Anima	1 Services				
• R	Retail or Clinic		С		
• H	Hospital		C		
• K	Cennel/Stable		NP		
P = Prin	ncipal Use S = Sp	ecial Use	C :	= Conditional Use	NP = Not Permitted



Zoning	Categories	Existing	C-2/SUD	Controls	Recommendations
Aut	tomotive				
•	Gas only		Р		
•	Gas and Accessory Minor Rep.& Srvcs.		Р		
¢	Mechanical Repair Auto Body Repair	&	NP		
6	Tire Recapping		NP		
	Auto Wash		С		
٠	Sale/Rental, Enclosed		Р		
٠	Sale/Rental, Open Lot		С		
•	Parking Garage or	Lot	Р		
•	Parcel Delivery	ě	С		
Lau	undering & Cleaning				
•	Automatic		Р		
•	Off-Site Cleaning		Р		
•	On-Site Cleaning		Р		
Tra	de Shops Carpentry, Upholst Sign Painting, Rep	ery, air	Р		
	er Retail Sales ervices		Р		
PERMITT	ED OFFICES				
Fin	ancial Offices	Р	< 7 >	S .	
Oth	er Offices		Р		
P = Pr	incipal Use S = !	Special Us	se C	= Conditional Use	NP = Not Permitted



Zoning	Categories	Existing C-2/SUD Controls	Recommendations
PERMITT	ED OTHER USES		
•	Nursery	Р	
•	Truck Gardening	Р	
e	Mortuary	С	
ę	Public Structure	Р	
c	Utility Instal.	Р	
•	Public Transp. Fac.	Р	
•	Wireless Transm. Fac	. с	
	ED WHOLESALING AND ACTURING		
	Household Storage	С	
•	Wholesaling Est.	, NP	
•	Storage Warehouse Junk Yard Light Manuf.& Food	NP	
	Proc., Ind. Res. Lab Battery Manuf.	, NP	
	ED HOUSING lling Density	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.	
Oth	er Housing		
•	Group Housing	Р	
•	Residential Hotels	Р	
P = Pr	incipal Use SU = S	pecial Use C = Conditional Use	NP = Not Permitted

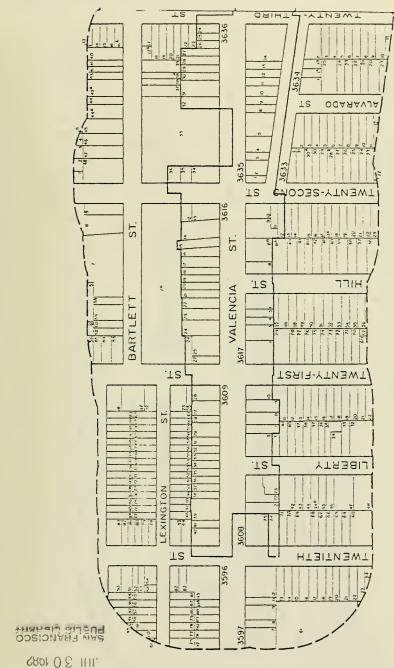


Zoning Categories	Existina (C-2/SUD Cor	itrols	Recommendations
PERMITTED INSTITUTIONS				
e Hospital; Med.	Cntr	С		
• Res.Care Facili	ty	Р		
e Clinic-Outpatie	nt	Р		
6 Child-Care Fac. School	; Elem.	Р		
• Secondary & Pos School	t-Sec.	Р		
• Church and Phil Society	anthropic	Р		

P = Principal Use SU = Special Use C = Conditional NP = Not

Use





VALENCIA STREET (20th TO ARMY)

--- PROPOSED-RICET

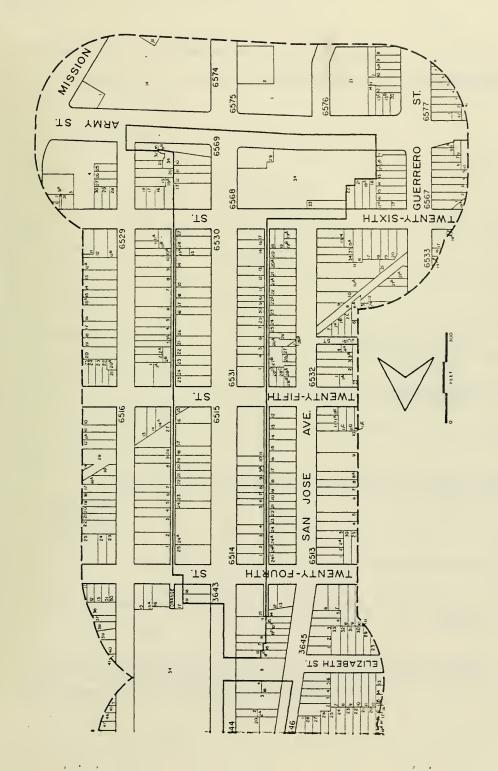
EXISTING C-2, SAME AS PROPOSED R/C-1 PLUS AT ARMY ST C-2 EXTENDS SOUTH AND EAST

7.0.5

#97 350 10

DOCUMENTS DEPT.







Zoning Categories * Existing C-2/SUD Controls

Recommendations

BUILDING ENVELOPE

Square Footage per Establishment

P < 2,500 sa.ft. > S

Rear Yards

(25% of lot depth, but not less than 15 ft.) Required at levels of residential occupancy & above

Residential Off-Street Parking One space per dwelling unit

Street Trees

Not required

Drive-Up	Facilities

NP

DOCUMENTS DEPT.

Outdoor Activity

C

JUL 3 0 1982 GAN FRANCILOG

General Advertising Signs

Р

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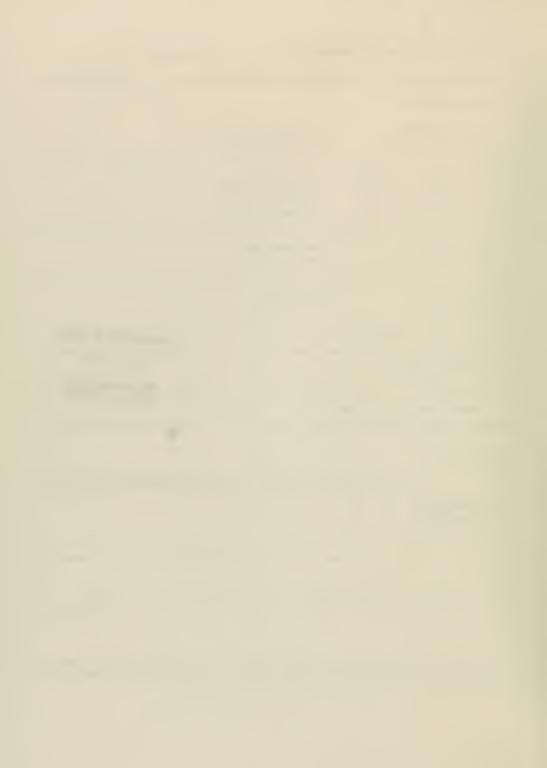
VERTICAL MIX

		<u>Ret.</u>	Pers.Srvc.	Off.	<u>Inst.</u>	Res.	Ret.	Pers.Srvc.	Off.Inst.	Res.
Ground	Story	, P	Р	Р	Р	Р				
Second	Story	/ P	Р	Р	Р	Р				
Third S	tory	Р	Р	Р	Р	Р				

P = Principal Use SU = Special Use

C = Conditional NP = Not Use

^{*} The zoning sub-categories have been revised, consoldiated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Categories Existing C-2/SUD Controls Recommendations PERMITTED COMMERCIAL USES Eating and Drinking Establishments P < 8 > S Bars P < 40 > S Restaurants Fast Food Est. P < 5 > S Off-Sale Lig. P < 8 > S Entertainment Movie Theater P Amusement Entertainment (Dance Hall S S Place of Ent., Р Recreation Building, Amusement Game Hall [incl.mech am.devices] S Cabaret Adult Entertainment (Not less than 1,000 ft. from any other entertainment establishment) Р Assembly Hotels S P Motels Animal Services Retail or Clinic C

Hospital

Kennel/Stable

C. NP



Zoning	Categories	Existing	C-2/SUD	Controls	Recommendations
Aut	tomotive				
•	Gas only		Р		
•	Gas and Accessory Minor Rep.& Srvcs.		Р		
•	Mechanical Repair & Auto Body Repair		NP		
•	Tire Recapping		NP		
•	Auto Wash		С		
٠	Sale/Rental, Enclosed		Р		
•	Sale/Rental, Open Lot		С		
•	Parking Garage or Lo	ot	Р		
•	Parcel Delivery		С		
Lau	undering & Cleaning				
•	Automatic		Р		
•	Off-Site Cleaning		Р		
•	On-Site Cleaning		Р		
Tra	ade Shops				
•	Carpentry, Upholste Sign Painting, Repa	ry, ir	Р		
	ner Retail Sales Services		Р		

P = Principal Use SU = Special Use C = Conditional NP = Not Use



Zonina	Categories	Existing C-2/SUD Controls	Recommendations		
PERMITT	ED OFFICES				
Fin	ancial Offices	P < 6 > S			
Oth	er Offices	Р			
PERMITT	ED OTHER USES				
e	Nursery	Р			
•	Truck Gardening	Р			
•	Mortuary	С			
•	Public Structure	Р			
•	Utility Instal.	Р			
•	Public Transp. Fac.	Р			
•	Wireless Transm. Fa	c. C			
	ED WHOLESALING AND				
•	Household Storage	С			
e	Wholesaling Est.	NP			
¢	Storage Warehouse Junk Yard	NP			
e	Light Manuf.& Food Proc., Ind. Res. La Battery Manuf.	b,			
	ED HOUSING	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.			
P = Pr	rincipal Use SU =	Special Use C = Conditional	NP = Not Permitted		

Use



Zoning	Categories	Existing C-2/SUD Controls	Recommendations
PERMIT	TED HOUSING Cont.		
0t	her Housing Group Housing	Р	
0	Residential Hotels	Р	
PERMIT	TED INSTITUTIONS		
•	Hospital; Med. Cntr	С	
6	Res.Care Facility	Р	
	Clinic-Outpatient	Р	
٥	Child-Care Fac.; Ele School	e m. P	
e	Secondary & Post-Sec School	p.	
•	Church and Philanth Society	ropic P	
P = P	rincipal Use SU = :	Special Use C = Conditiona	NP = Not

Use





UNION STREET
PROPOSED SPECIAL USE DISTRICT

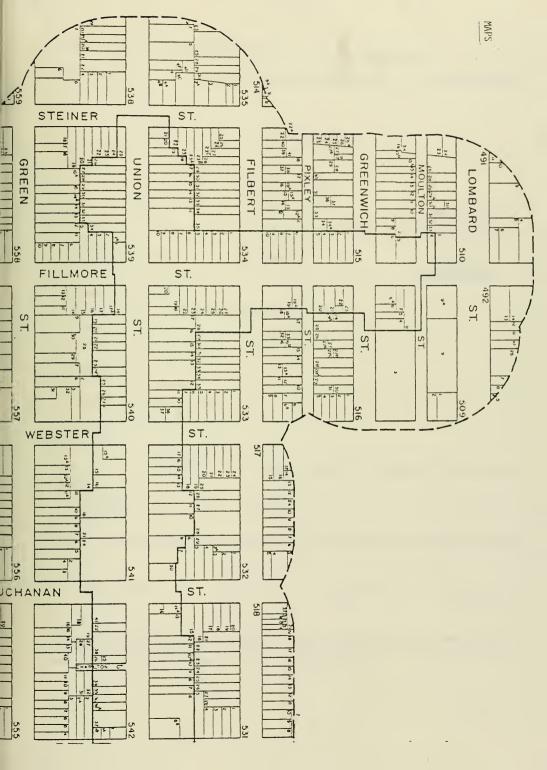
EXISTING C-2

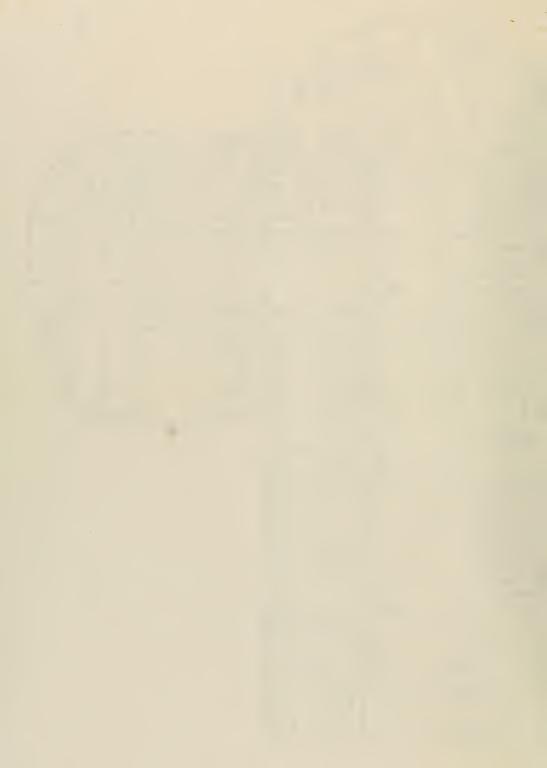
DOCUMENTS DEPT.

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Ret. Pers.Svc. Off. Inst Res. Ret. Pers.Svc. Off. Inst. Res.

Ground Story P P P P P P Second Story NP NP P*/S P*/S P Third Story NP NP NP NP P

*Second floor offices permitted when not eliminating existing residential units

P = Principal Use SU = Special Use C = Conditional NP = Not
Use Permitted

^{*} The zoning sub-categories have been revised, consoldiated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zoning Categories Existing C-2/SUD Controls Recommendations PERMITTED COMMERCIAL USES Eating and Drinking Establishments P < 175Bars P < 10 > S Restaurants Fast Food Est. NP P < 4 > S Off-Sale Lig. Entertainment Movie Theater Р Amusement Entertainment (Dance Hall S Place of Ent., S Recreation Building, Р Amusement Game Hall [incl.mech am.devices] Cabaret NP Adult Entertainment Р (Not less than 1,000 ft. from any other entertainment establishment) Р Assembly Hotels NP Motels Р Animal Services Retail or Clinic C C • Hospital Kennel/Stable NP = Principal Use S = Special Use C = Conditional NP = Not Use Permitted



Zonina	Categories	Existin	<u>o C-2/Si</u>	D Controls		Recommendations
Aut	tomotive					
c	Gas only		P			
ě	Gas and Accessory Minor Rep.& Srvcs.		P			
ε	Mechanical Repair Auto Body Repair	8	ħ	P		
e	Tire Recapping		1	P		
•	Auto Wash		C			
•	Sale/Rental, Enclosed		P			
•	Sale/Rental, Open Lot		C			
•	Parking Garage or	Lot	Р			
•	Parcel Delivery	*	C			
Lau	undering & Cleaning					
	Automatic		Р			
e	Off-Site Cleaning		Р			
•	On-Site Cleaning		Р			
Tra	ide Shops					
•	Carpentry, Upholst Sign Painting, Rep	ery, air	Р			
	er Retail Sales ervices		Р			
PERMITT	ED OFFICES		•			
Fin	ancial Offices	-	P < 1 ;	> S		
Oth	er Offices		Р			
P = Pr	incipal Use S =	Special !	Use	C = Conditi Use	ional 1	NP = Not Permitted



Zoning	Categories	Existing C-2/SUD Controls	Recommendation
PERMITT	ED OTHER USES		
e	Nursery	Р	
	Truck Gardening	Р	
•	Mortuary	С	
•	Public Structure	Р	
•	Utility Instal.	Р	
¢	Public Transp. Fac.	Р	
•	Wireless Transm. Fac	. c	
	ED WHOLESALING AND ACTURING		
•	Household Storage	С	
•	Wholesaling Est.	NP	
•	Storage Warehouse Junk Yard	NP	
•	Light Manuf.& Food Proc., Ind. Res. Lab Battery Manuf.	, NP	
	ED HOUSING	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.	
Oth	er Housing		
•	Group Housing	Р	
e	Residential Hotels	Р	

Use

Permitted

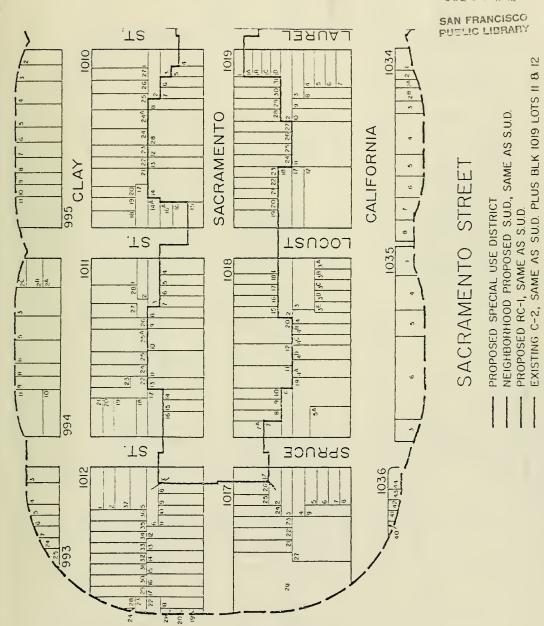


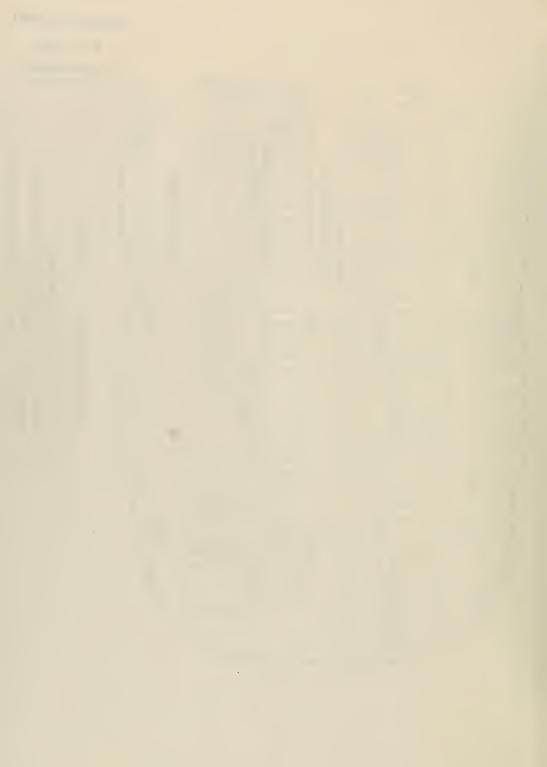
Coning Categories	Existing C-2/SUD Cont	rols Recommendations
PERMITTED INSTITUTIONS		
e Hospital; Med.	Cntr C	
• Res.Care Facil	ity P	
e Clinic-Outpati	ent P	
• Child-Care Fac School	.; Elem.	
• Secondary & Po School	st-Sec.	
 Church and Phi Society 	lanthropic P	

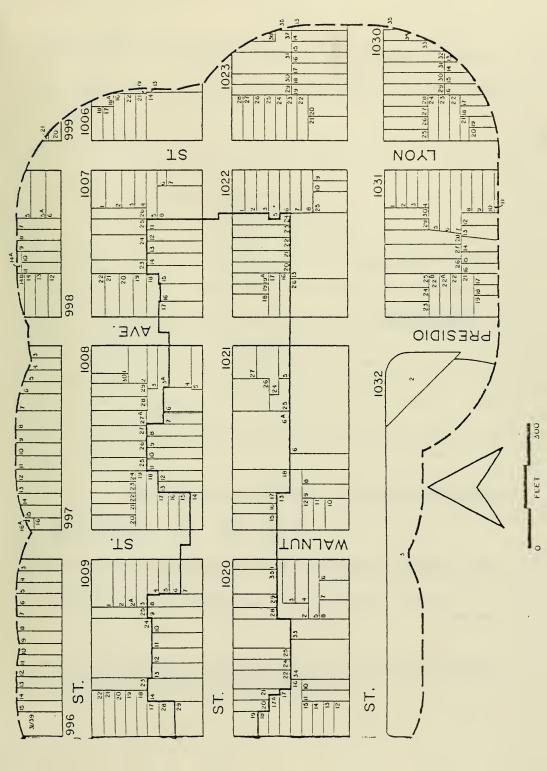
P = Principal Use SU = Special Use C = Conditional NP = Not Use Permitted



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Zoning Categories *	Existing C-2 SUD Controls	Recommendations
BUILDING ENVELOPE		
Square Footage per Establishment	P < 2,500 sq.ft. > S	
Rear Yards (25% of lot depth, but not less than 15 ft.)	Required at levels of residential occupancy & above	
Residential Off-Street Parking	One space per dwelling unit	DOCUMENTS DEPT.
Drive-Up Facilities	S	SAN PHANCISGO PUBLIC LIBRARY
Street Trees	Not required	
Outdoor Uses	S	
General Advertising Sign	ns P	

VERTICAL MIX

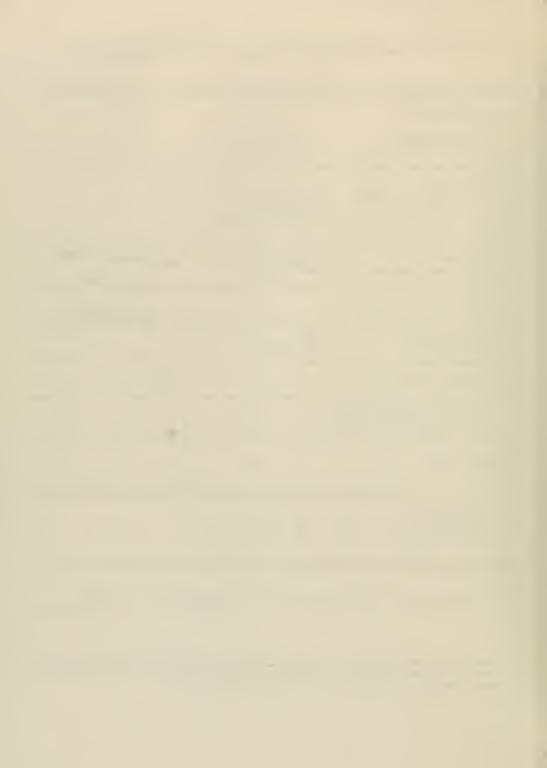
Ret. Pers.Srvc. Off. Inst. Res. Ret. Pers.Srvc. Off.Inst. Res.

Ground Story P P P P P P Second Story S S P*/S P*/S P Third Story + NP NP NP NP P

*2nd floor offices permitted when not eliminating existing residential units

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^{*} The zoning sub-categories have been revised, consoldiated and clarified in an effort to update the existing Code. The application of current controls to these categories is the result of staff interpretation.



Zon	ing C	ategories	Existing C	:-2/SUD	Controls	Recommendations
PEK		D COMMERCIAL USES ng and Drinking Est	ahlishments			
	c	Bars	P < 9			
	c	Restaurants w/full liq.lic.(#4 all other restaura	7) P < 5 nts P < 25	; > s ; > s		
	c	Fast Food Est.	P < 2	2 > S		
	e	Off-Sale Liq.	P 🗸 3	s > s		
	Ente	rtainment				
	•	Movie Theater		Р		
	e	Amusement Entertai (Dance Hall Place of Ent., Recreation Buildin Amusement Game Hal	P < 4	S > S P P		
	•	Cabaret	p < 4	> s		
	•	Adult Entertainmen (Not less than 1,0 from any other ent tainment establish	00 ft. er-	Р		
	Asse	mbly		Р		
	Hote	ls		S		
	Mote	ls		Р		
	Anim	al Services				
	•	Retail or Clinic		.C		
	•	Hospital		С		
	•	Kennel/Stable		NP		

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Use

Permitted



Zoning	Categories	Existing C-2/SUD Controls	Recommendations
Aut	tomotive		
0	Gas only	Р	
f	Gas and Accessory Minor Rep.& Srvcs.	Р	
¢	Mechanical Repair & Auto Body Repair	NP	
e	Tire Recapping	N.P.	
e	Auto Wash	С	
٠	Sale/Rental, Enclosed	p	
¢	Sale/Rental, Open Lot	С	
•	Parking Garage or L	ot P	
•	Parcel Delivery	· C	
Lai	undering & Cleaning		
•	Automatic	Р	
•	Off-Site Cleaning	Р	
•	On-Site Cleaning	Р	
Tra	ade Shops Carpentry, Upholste Sign Painting, Repa	ry, ir P	
	ner Retail Sales Services	Р	
PERMITT	TED OFFICES		
Fir	nancial Offices	p < 5 > S	
Oth	ner Offices	P	
P = Pr	rincipal Use SU =	Special Use C = Conditional Use	NP = Not Permitted



Zoning	Categories Exi	sting C-2/SUD Controls	Recommendation
PERMIT	TED OTHER USES		
•	Nursery	Р	
c	Truck Gardening	Р	
•	Mortuary	С	
¢	Public Structure	Р	
6	Utility Instal.	Р	
¢	Public Transp. Fac.	Р	
¢	Wireless Transm. Fac.	С	
	TED WHOLESALING AND FACTURING		
	Household Storage	С	
•	Wholesaling Est.	NP	
•	Storage Warehouse Junk Yard	NP	
٠	Light Manuf.& Food Proc., Ind. Res. Lab, Battery Manuf.	NP	
	TED HOUSING elling Density	Dwelling at a density not exceeding the number of dwelling units permitted in the nearest R district provided maximum density in C-2 is not less than RM-1.	
Oti	her Housing		
	Group Housing	b	
•			



Zoning	Categories	Existing	C-2/SUD	Controls	Reco	mmendations		
PERMITTED INSTITUTIONS								
c	Hospital; Med. Cnt	r	С					
¢	Res.Care Facility		Р					
¢	Clinic-Outpatient		P					
¢	Child-Care Fac.; E School	lem.	Р					
e	Secondary & Post-S School	ec.	Р					
¢	Church and Philant Society	hropic	Р	•				
P = P1	rincipal Use SU =	Special Us	se C	= Conditional Use	NP =	Not Permitted		











